

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4332

Magi No.

DOE ___yes ___no

1. Name (indicate preferred name)

historic 110 N. Howard Street

and/or common Boykins Fashions

2. Location

street & number 110 N. Howard Street ___ not for publication

city, town Baltimore ___ vicinity of congressional district Seventh

state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	<input checked="" type="checkbox"/> occupied	___ agriculture	___ museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	<input checked="" type="checkbox"/> commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	Public Acquisition	Accessible	___ entertainment	___ religious
___ object	___ in process	<input checked="" type="checkbox"/> yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	<input checked="" type="checkbox"/> not applicable	___ no	___ military	___ other:

4. Owner of Property (give names and mailing addresses of all owners)

name Julius and Lore W. Levi

street & number 112 N. Howard Street telephone no.:

city, town Baltimore state and zip code MD 21201

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liber

street & number 100 N. Calvert Street, Room 610 folio

city, town Baltimore state MD

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

pository for survey records

city, town state 153

7. Description

Survey No. B-4332

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1860 commercial building faces east on N. Howard Street and abuts two partywall structures. The three-story, three-bay building is laid in stretcher bond. This relatively unornamented facade is embellished by a simple modillion and dentil cornice and a second story stringcourse that emphasizes the second story commercial window. The street frontage is 19'6" and the depth is 64'6".

The first story has been substantially altered circa 1940-1950. It has a deeply recessed entrance with flanking display windows of floor-to-ceiling glass plate. The brick surrounds have been covered by aggregate imbedded concrete siding. A fabric awning is suspended over the first story.

The second story has a centered quadripartite window of four 1/1 sash windows set in modern metal surrounds. A wood stringcourse doubles as a lintel. The stringcourse profile consists of a fillet, quarter-round, bead, and back band.

The third story has three 1/1 sash windows with flat sills and no decorative lintels. A fillet and quarter round row of molding runs across the upper story. The projecting wood cornice is supported by modillion blocks with applied rosettes. A dentil course runs below.

The back (west) wall of the sloping shed-roof building is only two stories high and three bays wide. The first story contains a now-blocked door in the first (north) bay, a now-blocked window with projecting brick sill in the second bay, and a door in the third. The second story contains three now-blocked windows.

The interior is finished with wallboard and acoustic tile ceiling.

8. Significance

Survey No. B-4332

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates: circa 1860 Builder/Architect: unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The architectural design of this three-story, three-bay building is a good example of a circa 1860 two-part commercial block. The first story would have been used for sales or display area and the upper stories would have been used as offices or light manufacturing areas. The single entrance with rear stair hall indicates that the building was constructed for one tenant with multiple operations. The facade is trimmed with simple lintels and a relatively simple cornice with embellished modillion blocks. The overall design, however, is one of a relatively unembellished, spare commercial building whose owner's financial returns were invested in the business, not the building.

The building's style and massing are representative of several mid-century, three-story, two-part commercial blocks found on the mid and upper blocks of N. Howard and on the cross street of W. Saratoga Street. This particular example is notable for the severity of its facade, embellished only by the cornice. The later addition of the quadripartite window reflects the growing emphasis of commerce in the neighborhood. By the end of the century the second-story was remodelled to visually reflect the commercial character of the building and, possibly, to bring more light into the second story.

This three-story building is part of a mixed three- and four-story block, reflecting the changing nature of land values between upper N. Howard (with two- and three-story buildings) and lower N. Howard Street (with four- and five-story buildings). The narrow street frontage, however, reveals the economic competition for lots along N. Howard Street.

In the circa 1940-1950 remodelled storefront, the use of traditional materials such as brick, plate glass, and structural steel framing were combined in new ways to create the popular recessed entrance flanked by large display windows. The deeply recessed, center-bay entrance permitted additional display areas along the vestibule walls.

9. Major Bibliographical References

Survey No. B-4332

Richard Longstreth, The Buildings of Main Street: A Guide to American Commercial Architecture (Washington, DC: Preservation Press, 1987).

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification _____

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

Diane Shaw

name/title

organization	C.H.A.P., Room 1037	date	August 12, 1991
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street & number	417 E. Fayette Street	telephone	(301) 396-4866
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city or town	Baltimore	state	MD
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The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:
Agricultural-Industrial Transition, 1815-1870
Modern Period, 1930-present, alterations

Historic Period Themes:
Architecture
Economics

Resource Type:
Building

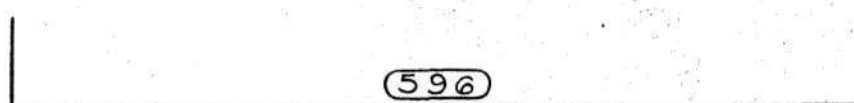
Historic Environment:
Urban

Historic Function and Use:
Commercial/Manufacturing

Known Design Source:
None

REVISIONS

LOTS 3 THRU 78 CONS'D PER DEED & APP. C.S.H. 8355
 LOT 19/27 PER P.L.S. C.S.H. 85-133
 LOTS 14/2 CONS'D PER DEED C.S.H. 85-372

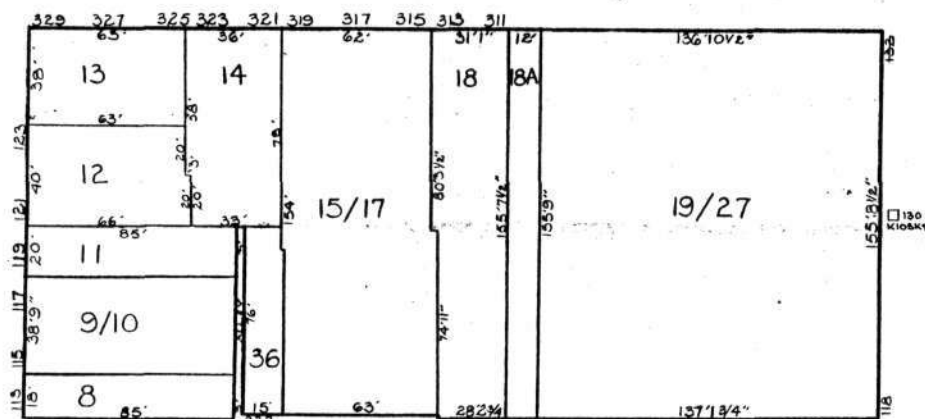


W. LEXINGTON

ST.

ST.

ST.



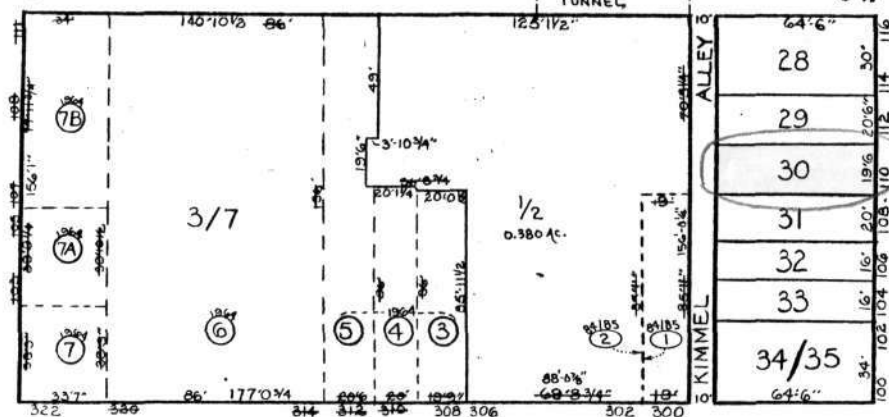
MARION

BRIDGE
&
TUNNEL

ST.

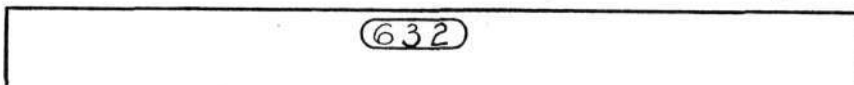
N. EUTAW

N. HOWARD



W. FAYETTE

ST.



ACED BY P. WAINWRIGHT

TERED BY P.W.

ECKED BY

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER
 IT IS COMPILED FROM TITLE AND OTHER
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS

PROPERTY LOCATION DIVISION

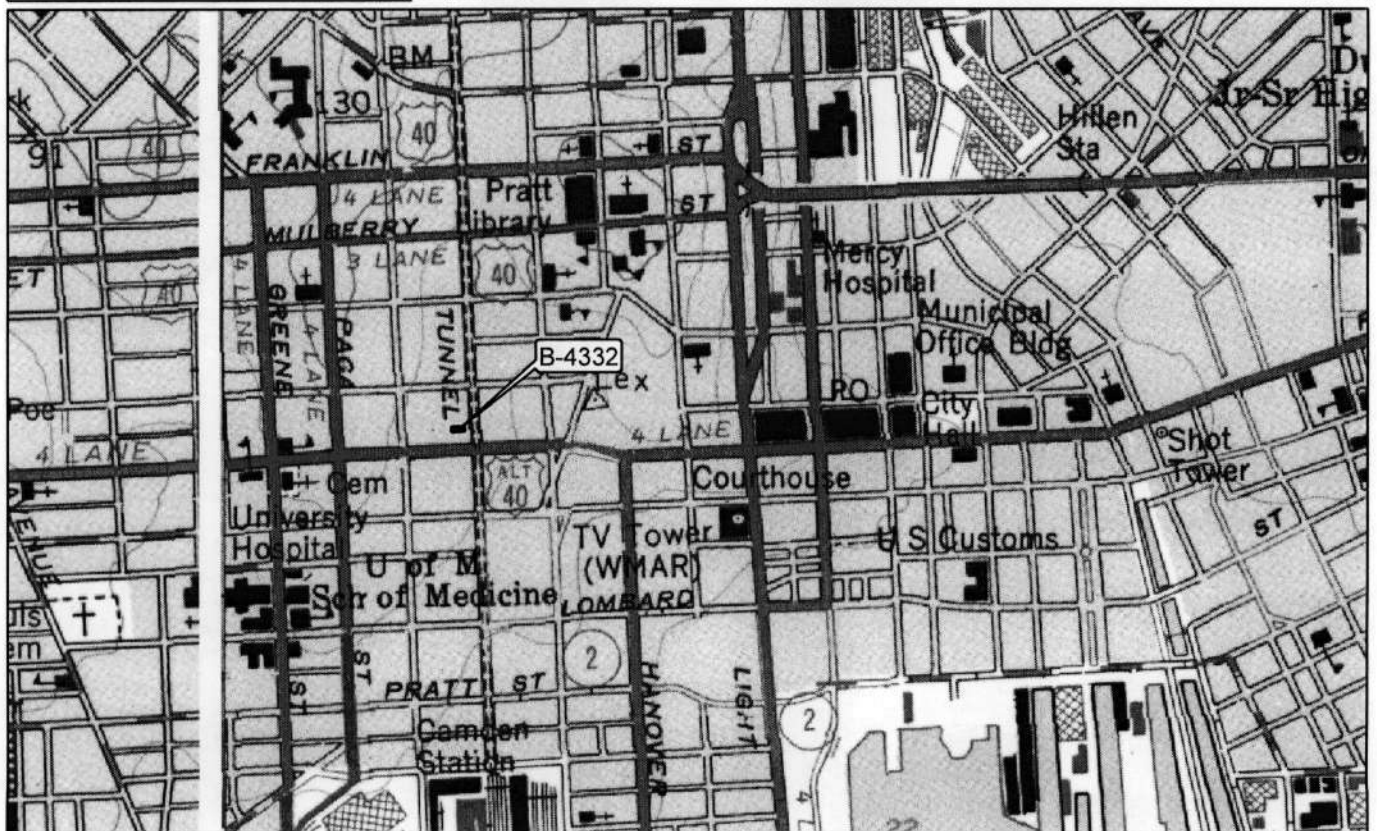
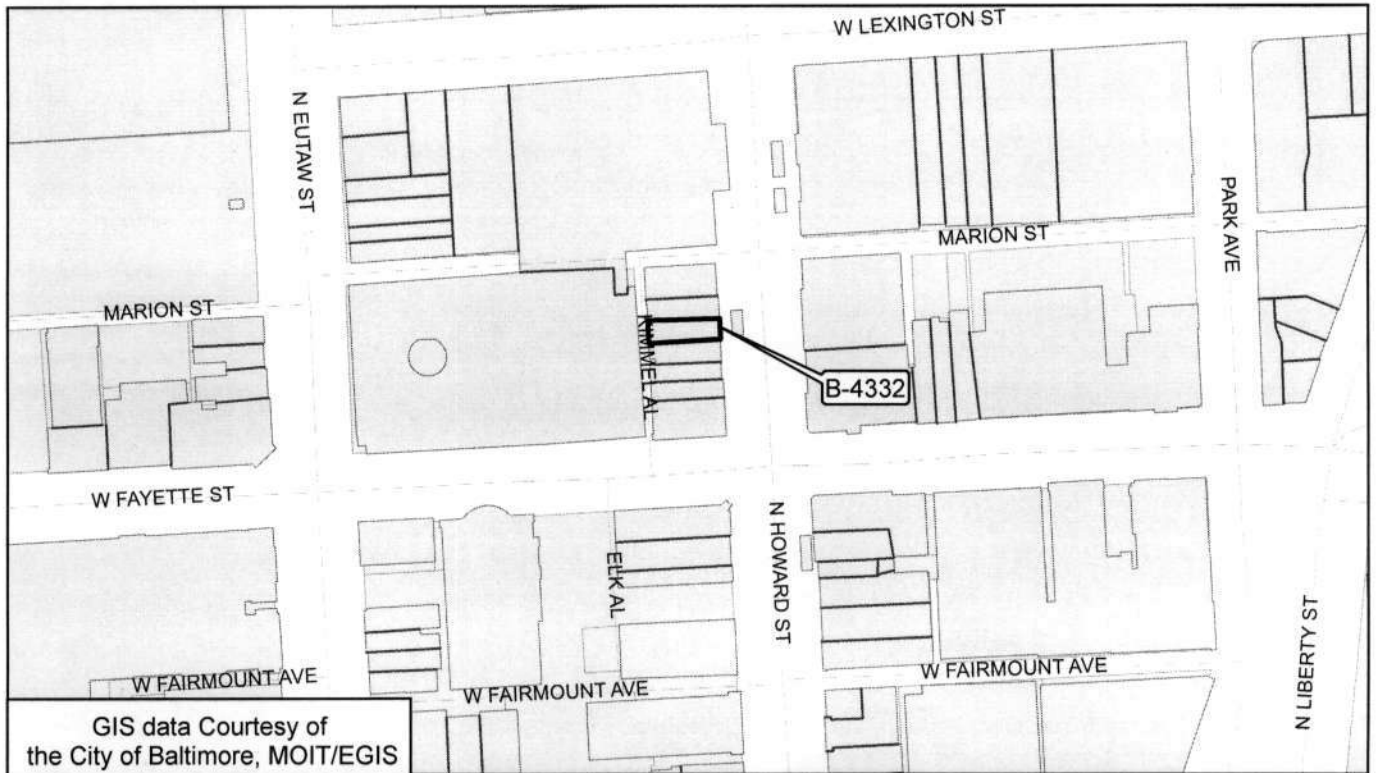
WARD 4 SECTION 10

BLOCK 619

SCALE 1"=50' 0" DATE DEC. 1966

158

B-4332
Boykins Fashions
110 N. Howard Street
Block 0619, Lot 030
Baltimore City
Baltimore East Quad.





B-4332

110 N. Howard St.

Baltimore MD

Drane Shaw

8/91

Maryland SHPO

Facade, east elevation

1/2



B-4332

110 N. Howard St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Rear alley (west elevation)

2/2